

An Urban Village for Downtown Indianapolis, Indiana

A Live/Work/Play Community



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A Bachelors of Architecture Thesis By

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I would also like to thank my **Family**. Thank you for your guidance, support, and love. This over anything else has molded me into the person I am today. Thank you especially for the opportunity to do this.

Finally I would like to thank my wife **Jessica**. Thank you for being with me through the good times and the bad. Thank you for tolerating the long hours and immense stress, and thank you mostly for loving me.

The idea of an Urban Village can be interpreted in many different ways. The general idea consists of a building or a group of buildings that contain a variety of amenities that people need in their everyday lives. Whether this concept is applied at a large scale across a neighborhood or a town, or at a smaller scale within a group of buildings, the objective remains the same. This concept evokes the imagery of America's early towns and villages where homes, schools, shops and parks were tied together in small neighborhoods. Each neighborhood became a pedestrian friendly area where people could live, work, play, and socialize with their neighbors. Today, this model could create a sense of neighborliness within an urban setting and give residents the amenities they need within walking distance rather than having to depend on the automobile for every need.

□ This thesis is an attempt to take the concepts that defined towns and villages in America's early days, and apply them to a limited scope. I believe that a single, mixed-use building could apply these same ideas and create a successful urban village. This "urban village" would provide the things people need everyday such as places to live, work, eat, and shop with attractive public spaces, both inside and out.

"Urban Village. Hmmmm...What a great idea. It's brilliant. We like it. We're all in favour. What is it?"

□ □ □ □ □ □ □ □ □ □ □ □ □ □ -from *City Comforts*



View of Indianapolis' skyline.



Indianapolis' original one square mile plat map.

The city of Indianapolis, Indiana is the country's twelfth largest city with a population just under 1,000,000 people. The city has a diversified economy rooted in manufacturing, insurance, transportation, communications, government administration, legal and retail industries, to name a few, with a push in recent years to improve the already growing biotech industry. Historically a leading center of manufacturing and commerce in the Midwest, Indianapolis is also an important transportation hub. Known as the Crossroads of America, four interstate freeways and four federal highways converge in and around the city.

□ Although it is the twelfth largest population in the United States, the city of Indianapolis has less than 20,000 people living in the downtown area. Compare this with the 120,000 people who work downtown, and it begins to create problems. Indianapolis is a city that is spread over a wide area with its metropolitan population reaching out into nine counties. The city started as a one square mile plat with a plan that radiates from monument circle (bottom left). Today, most of Indianapolis' population lives along the periphery of the city adjacent to the highway belt of 465 that circles the city. All though Indianapolis still identifies strongly with Monument Circle, the majority of the public is spread out across town and do not interact

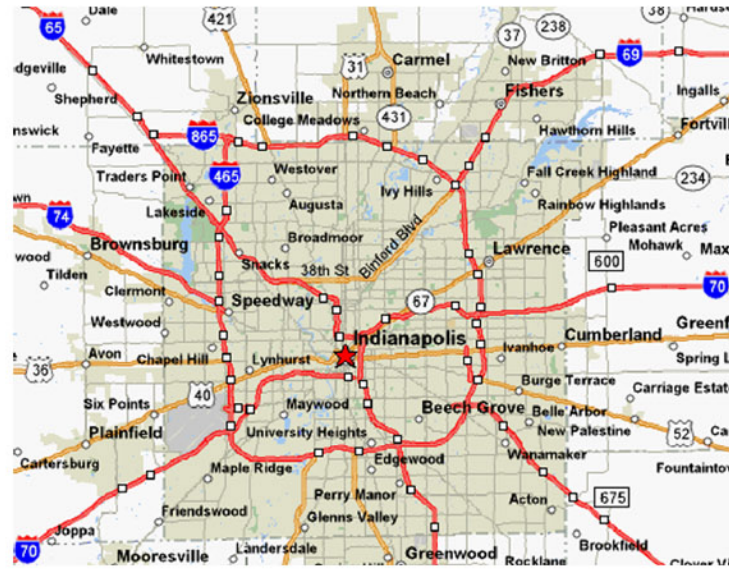
BACKGROUND

within the city center regularly. This urban sprawl pattern is similar to many other cities. This pattern results in a downtown that becomes unused at night after all of the workers make the commute back to the suburbs.

□ Another problem that results from this is the dependence on the automobile. Having to drive not only to and from work, but every time you have to run a simple errand, each of us are contributing to a larger list of problems that plagues our society today. By living in an area where you are able to walk, ride a bike, or take public transportation can help alleviate problems such as greenhouse gas emissions and heavy traffic congestion.

□ Although the city of Indianapolis has great deal of space that is used at night, after the retail stores, restaurants, and leisure areas have closed down, almost 85% of the working population still has to commute to and from their places of residence. Trends in recent years have shown shifts in life styles as people start to move back into the city centers. Increases in this trend are predicted in the near future, and as people start to move back into the downtown areas of cities, adjustments have to be made to accommodate the increasing housing demand.

□ In 2004 the City of Indianapolis in cooperation with several key partners developed the



Map of the greater Indianapolis area.

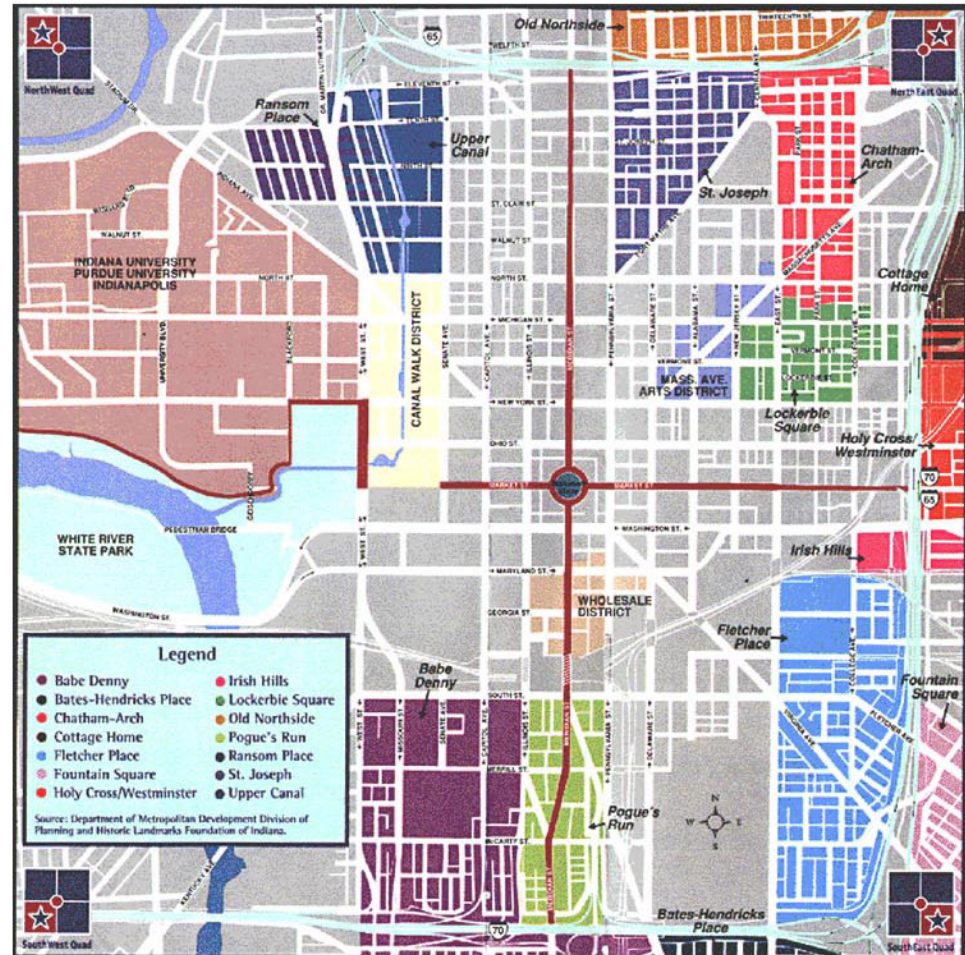


Typical urban sprawl pattern.

Indianapolis Regional Center Plan 2020, a comprehensive plan of Indianapolis' downtown area. The boundaries of the 6.5 square mile Regional Center are defined by interstates 65 and 70, 16th street, and the Belt Railway just west of the White River. This plan is updated about every ten years and is designed to enhance the downtown area and encourage future development. The current plan lists several key priorities consisting of development in the life sciences communities, neighborhoods, multimodal transportation, tourism and cultural development, and the overall urban design in general. Since the last plan in 1990, over \$3.5 billion worth of projects have been built in the downtown. Notable projects such as Circle Center Mall, Conseco Fieldhouse, and Victory Field have not only helped the local economy, but have also contributed to the overall beautification of the downtown area.

□ The area of the Regional Center Plan that I am focusing on is the development of downtown neighborhoods. While continuing to support the existing neighborhoods(right), the new plan calls for implementation of new mixed-use residential developments downtown. The plan calls for the residential market in the Regional Center to double from 20,000 people presently to 40,000 people by 2020.

□ With the proposed increase in the residen-

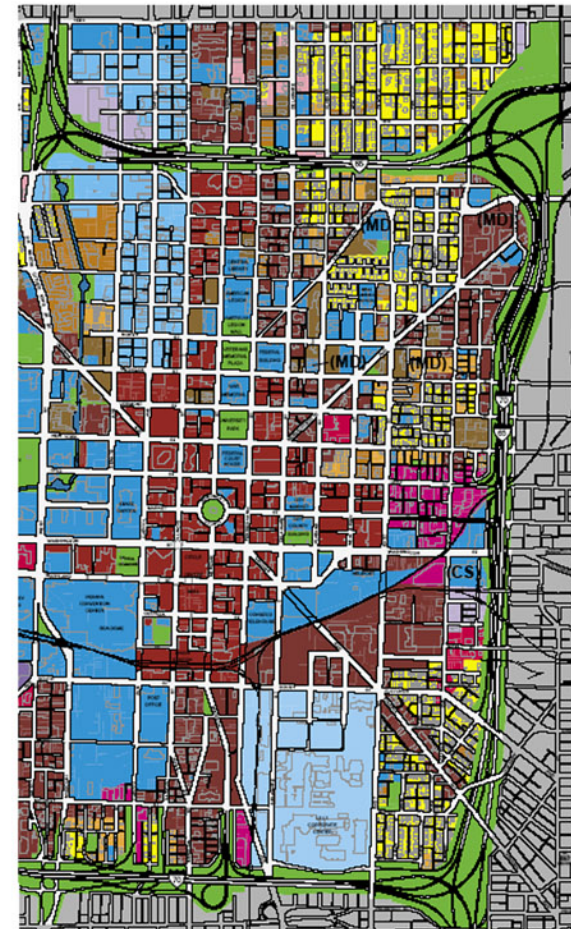
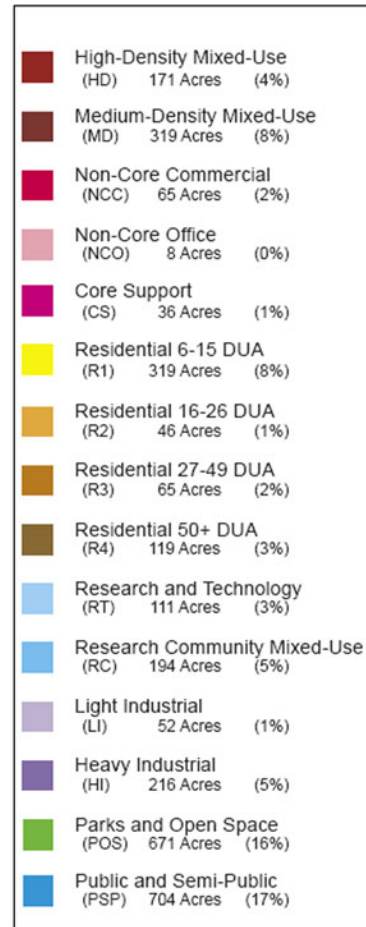


Map of neighborhoods within the Regional Center.

BACKGROUND

tial market in the next 15 years, there is ample opportunity to incorporate the needed residences within the equally needed mixed-use developments. Much of the proposed mixed-use development is located in the business corridor adjacent to Meridian and Pennsylvania Streets.(right)

□ The qualities that make a successful neighborhood have always been an attractive space that people can identify with, where local citizens contribute to local businesses, and where each of the functions of the neighborhood supports each other. An opportunity exists to create a place where the interaction between retail, business, and residential come together to create a unique and attractive space that is used 24 hours a day instead of closing down after the work day. Instead of creating another typical neighborhood in the downtown area, I explored the idea of creating a vertical “neighborhood” or “village” type setting within a single building. This Urban Village captures the essence of a neighborhood within a restricted scope by combining retail, restaurant, office, and residential in a single mixed-use development. A majority of the amenities that a resident/user of the Urban Village needs will be housed within the building or within a short walking distance.



Proposed land use map.

The site for the Urban Village is located in the Regional Center of downtown Indianapolis, Indiana. The site occupies half of a city block along Vermont Street between Pennsylvania Street and Delaware Street, and is just over two acres in size. In the updated Regional Center Plan the site is zoned as mixed-use, making it a prime location for an urban village. To the immediate west of the site is the Indiana World War Memorial, a monolithic limestone structure honoring Indiana's veterans in both World wars as well as in the Vietnam war. Stretching north and south along the axis that the war memorial creates are a series of parks and monuments. From south to north, the parks/monuments are University park, the World War Memorial site, Veterans Memorial Plaza, and the American Legion mall, which extends for two city blocks. The stretch of green space is a prominent feature extending from the business corridor of downtown.

□ To the east of the site is Massachusetts Avenue, an up and coming art and theater district within the Regional Center. There is a diverse cultural community housed along Massachusetts Ave. With small theaters, trendy shops and boutiques, many eateries, and residential opportunities, this area allows people to live and work alongside some of Indianapolis' most historic and urban neighborhoods.

- The belt of green space to the west of the site creates a unique opportunity for the urban village. The building has an opportunity to invite the “green” nature of the adjacent sites into itself and carry it through the site towards Massachusetts Avenue. By encouraging these green or landscape elements from the adjacent sites, it can start to provide an attractive, “village” type feel to the building.
- The positioning of the site is such that it must address two different scales on its east and west sides. The business district from downtown extends from Monument Circle and continues up Meridian and Pennsylvania Streets. Because of this, the west side of the site addresses the very public scale, of the parks and high-rise buildings of downtown. Although the stretch of parkways provides a buffer for the site, the high-rise of downtown are still a prominent view from the site. The east side of the site, on the other hand, addresses a smaller, more intimate scale. The Roberts Park Methodist church, standing about 70 feet tall, is the tallest building to the immediate east. Massachusetts Ave. is bordered by low-rise buildings, mostly three to five storeys tall. The presence of the Riley Towers apartments and neighborhoods such as Lockerbie Square to the east and St. Josephs to the north help to add to the pedestrian scale.





Photo of site from west on Vermont St.



Photo of World War Memorial and site from above.

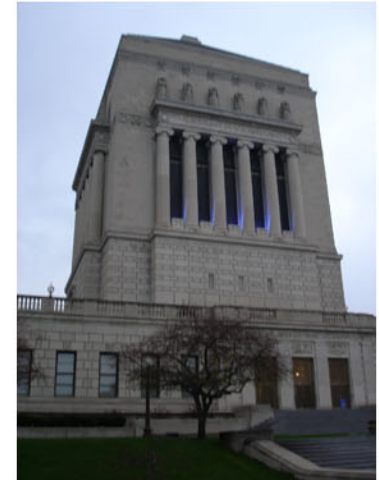


Photo of World War Memorial.



Photo of downtown along Pennsylvania St.



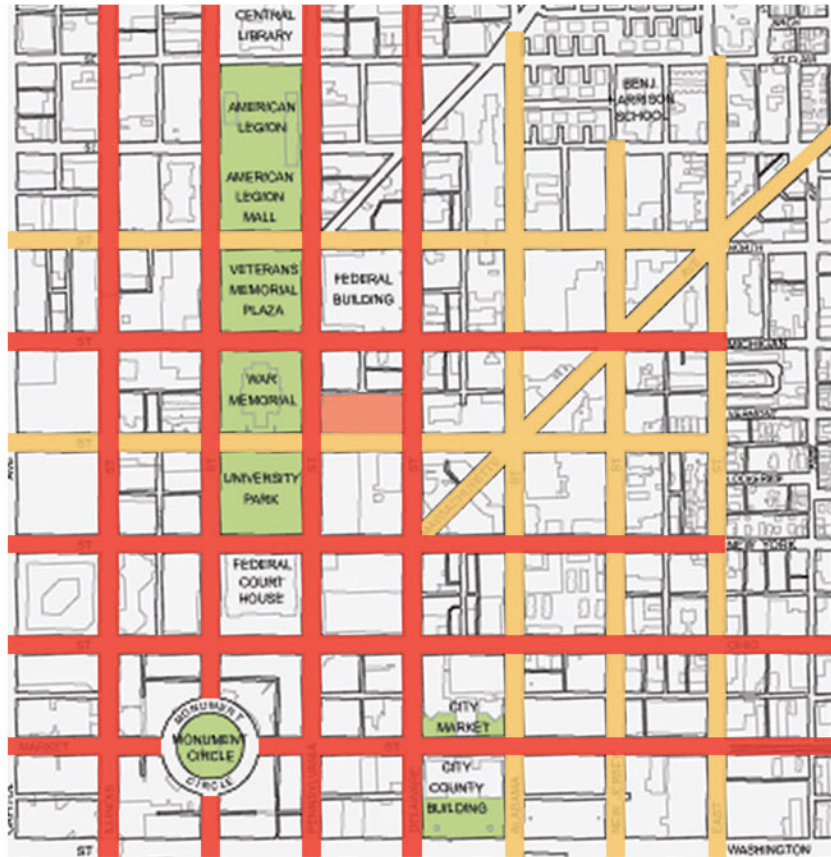
Photo of the Indianapolis Star south of the site.



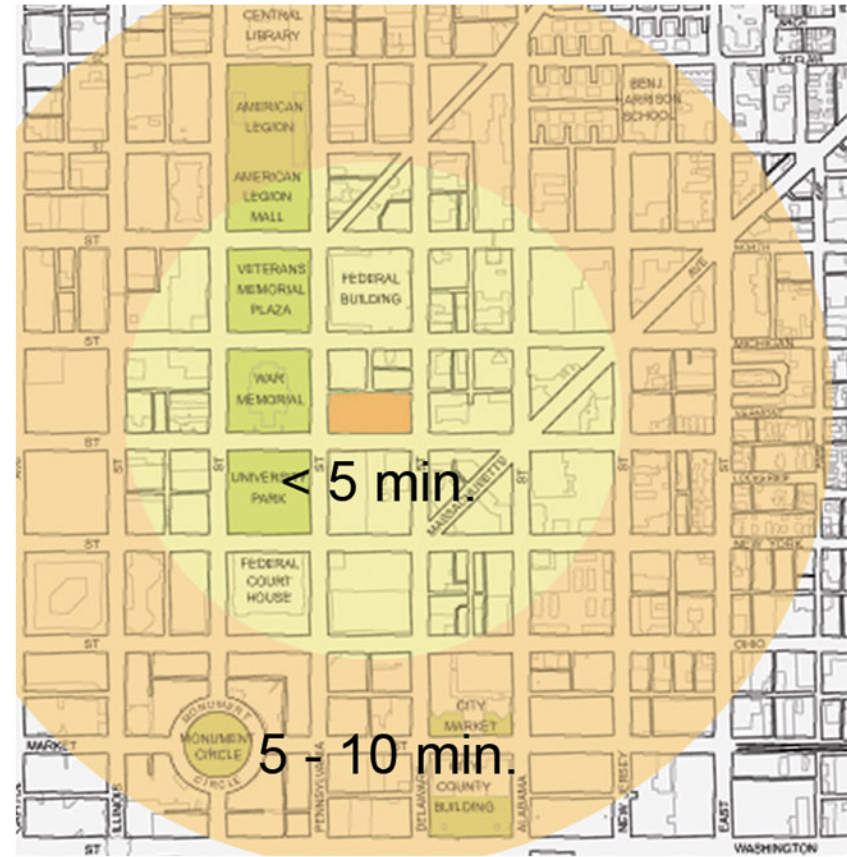
Photo of the SBC building.

SITE

AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS



Major / Minor traffic arteries downtown.



Walking distances from the site.

□ For an Urban Village to provide space to both work and live, it must be located within walking distance of the everyday amenities that a resident needs. The urban village concept is such that a resident should not have to drive to get to places such as the grocery store, post office, or convenience store. Within a five to ten minute walk of the urban village is Joe O'Malia's grocery store, the post office, the Central Library, Circle Center Mall, CVS drug store, as well as the other places a resident needs to visit on a day to day basis. Along with these everyday amenities, a high percentage of the buildings surrounding the site contain retail sales, shops, or restaurants on the ground level.



Amenities map of the area surrounding the site.

- | | | | |
|--------------------------------|---------|-------------------------|---------|
| 1. Joe O'Malia's Grocery Store | □ □ □ □ | 5. Central Library | □ □ □ □ |
| 2. U.S. Post Office | □ □ □ □ | 6. YMCA / Civic theater | □ □ □ □ |
| 3. CVS drug store | □ □ □ □ | 7. City Market | □ □ □ □ |
| 4. Hardware store | □ □ □ □ | 8. Circle Center Mall | □ □ □ □ |

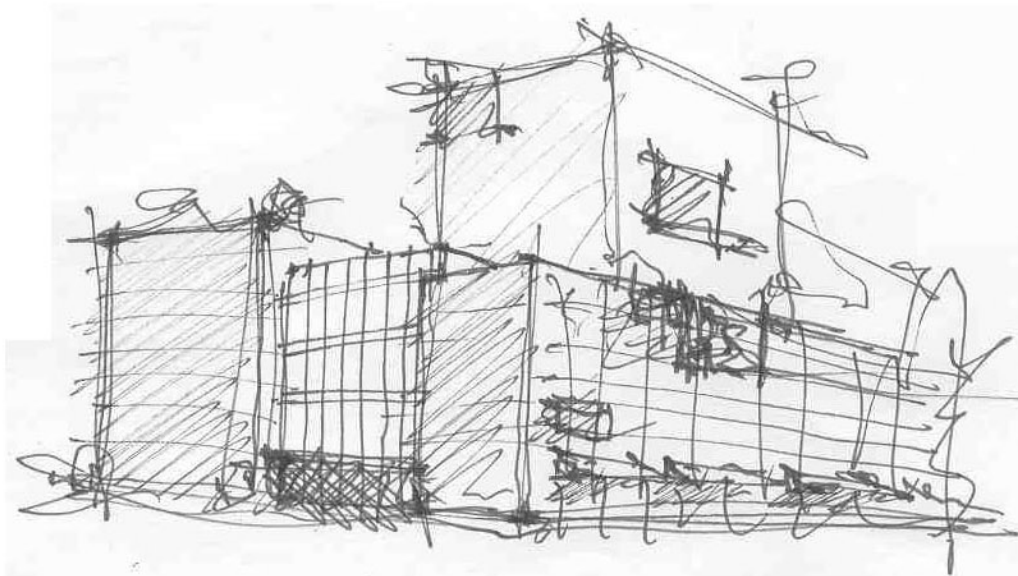
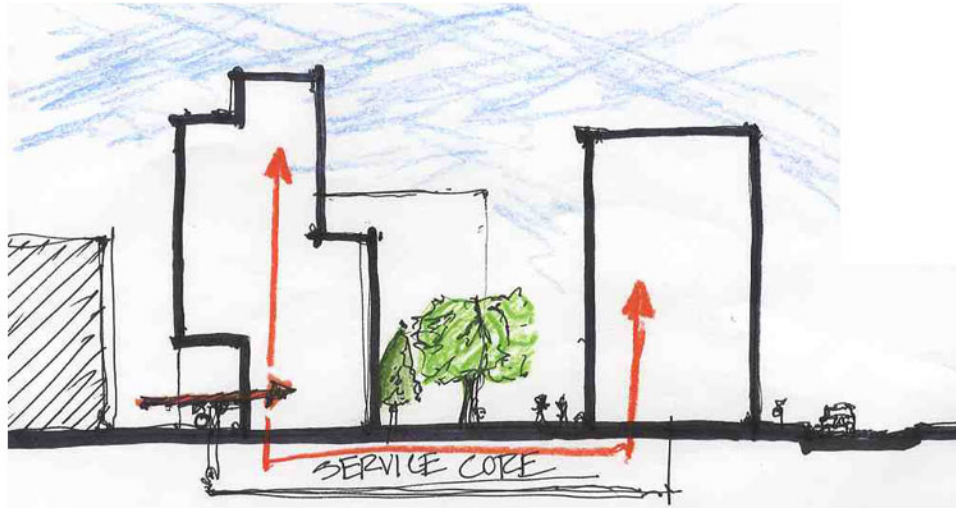
area	square feet
Retail / Shops	92,880 s.f.
□ Flexible retail space for large and small businesses	
Restaurant / Deli	15,165 s.f.
□ One large restaurant space and one smaller space for a	
□ deli or small eatery.	
□ □ □ □ □ □ □ □ □ □ □ □ Deli □ □ 2420 s.f.	
□ □ □ □ □ □ □ □ □ □ □ □ Restaurant □ □ 12,745 s.f.	
Office Space	103,885 s.f.
□ Flexible space for a variety of offices.	
Residential	81,241 s.f.
□ A mix of one, two, and three bedroom apartments with	
□ either single or multi-floor configurations.	
□ □ □ □ □ □ □ □ □ □ □ 1 Bedroom □ □ 12 units	
□ □ □ □ □ □ □ □ □ □ □ 2 Bedroom □ □ 28 units	
□ □ □ □ □ □ □ □ □ □ □ 3 Bedroom □ □ 2 units	
Restrooms	3,414 s.f.
□ Public restrooms located on floors 1-6.	
Indoor Terraces	3,040 s.f.
□ Landscaped terraces located within the atrium.	
Mechanical / Storage	8,731 s.f.
□ Loading dock on first level with central service spaces.	
Ancillary Space	68,310 s.f.
□ Circulation area including ground floor of atrium space.	
□ □ □ □ □ □ □ □ □ □ total of conditioned spaces	276,666 s.f.

PROGRAM

AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS

area	square feet
Roogtop Gardens	48,980 s.f.
<input type="checkbox"/> Small roof terraces dispersed throughout the building	
<input type="checkbox"/> with large rooftop gardens on the 7th level and on top of	
<input type="checkbox"/> the residential units.	
Underground Parking Structure	150,476 s.f.
<input type="checkbox"/> Two levels of underground parking for 380 cars to serve	
<input type="checkbox"/> the residents and workers.	
<hr/>	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> total of unconditioned spaces	199,456 s.f.
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> total of conditioned spaces	276,666 s.f.
<hr/>	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> total useable space	476,122 s.f.

CONCEPTUAL DESIGN



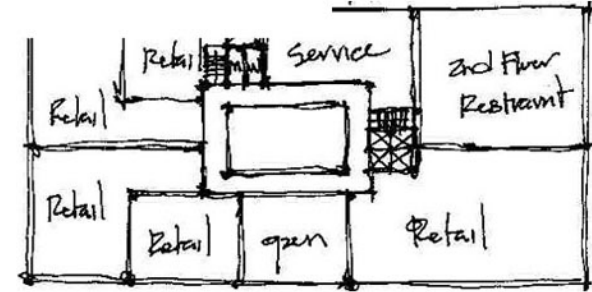
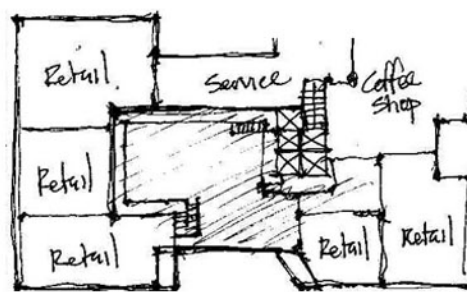
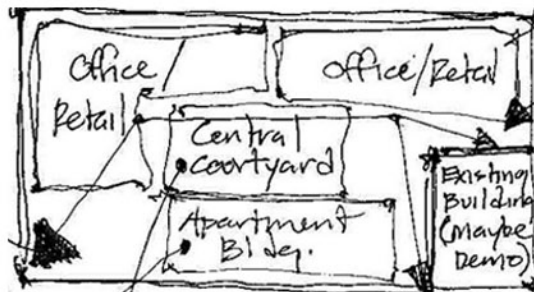
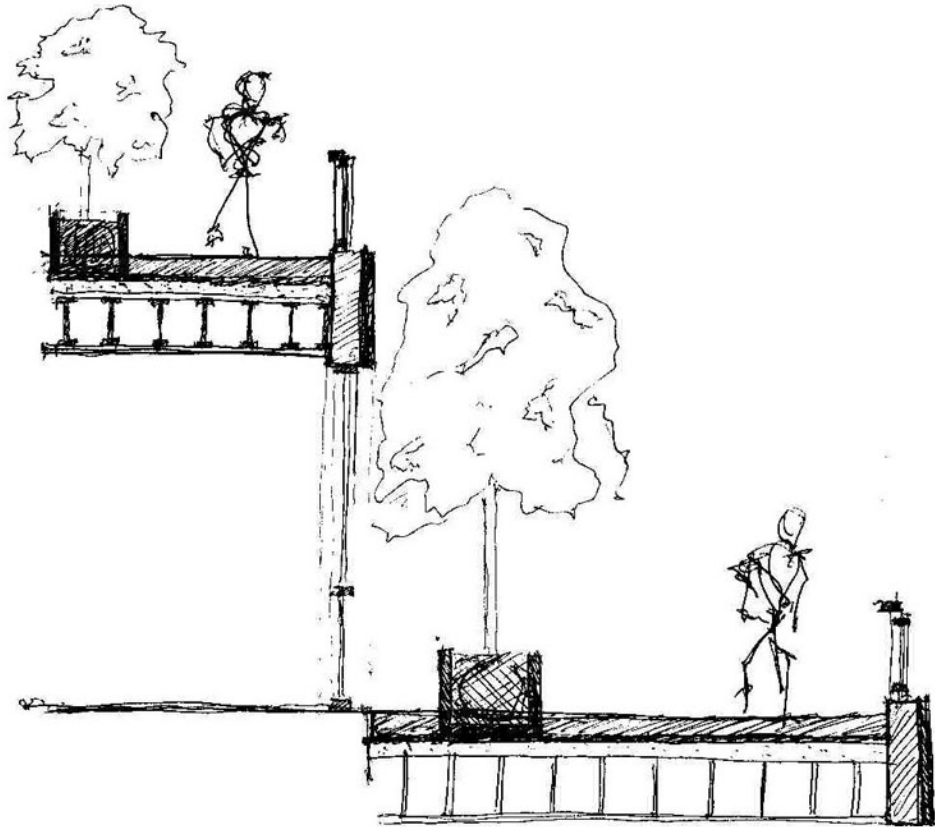
The conceptual design started as a small group of buildings clustered on the site. Each of the three buildings would house a different function, either retail, office, or residential. The buildings would surround the site on the exterior, keeping with the urban grid of its surroundings while at the same time creating a public courtyard to act as a “town square.” After realizing that the limitations of the site would force the elements of the village to be cut off from one another, I explored the option of creating a single, mixed use building that would house all of the elements.

□ The urban village can be zoned in two different ways, vertical or horizontal. While the residences do occur on the office floors, they are separated from the public sector by the elevator lobby. This vertical zoning allows the functions of the village to be visually separated as well as physically. The different elements are tied together through the atrium and rooftop gardens that spill down through the building.

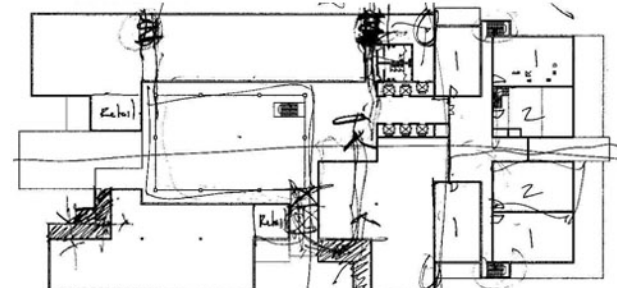
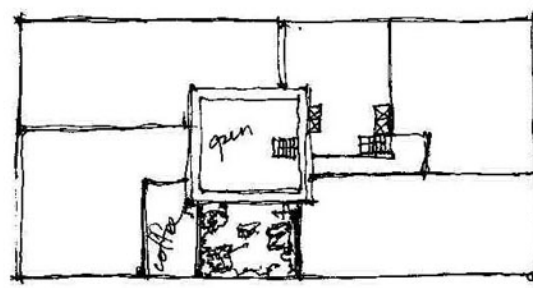
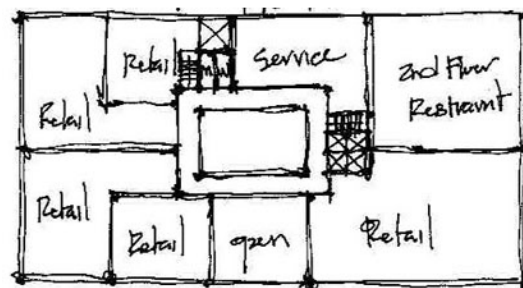
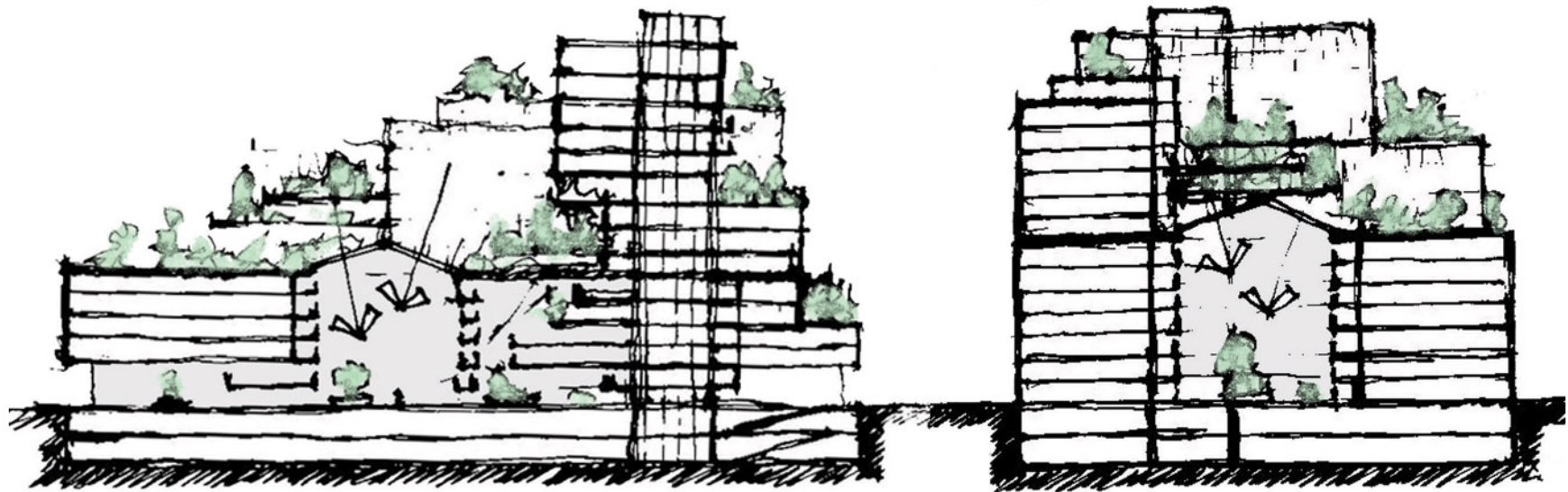
□ The materiality of the building is expressive of the multiple functions. The base of the building is a heavy limestone providing a visual base. The office floors are steel and glass with floor to ceiling openings along the perimeter. The residential units are clad in an insulated aluminum wall panel system, giving a lighter feel to the top of the building.

CONCEPTUAL DESIGN

The atrium is an important part of the design for several reasons. First it provides a central circulation space that serves as an organizational feature for the building. Second, it allows natural light to penetrate deep into the building on all floors. The atrium, instead of sitting too tall within the building, can benefit by reaching out to the edge of the site to invite visitors in. The indoor winter gardens climb their way up through the atrium at irregular intervals to transition the green space from the surrounding site into and up through the building.



CONCEPTUAL DESIGN



AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS

The design of the urban village is planned so that it accomodates five main functions. These five elements are retail space, a restaurant and a smaller eatery, office space, residential, and terrace and rooftop gardens. These functions are the primary elements that need to work too gether to make a successful “neighborhood” or “village” work. Although not every funtion of a succesful village can be incorporated into a single building within this limited site, these five funcitons allow users and residents to live, work, eat, shop, and enjoy the green space throughout the building.

URBAN VILLAGE

AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS

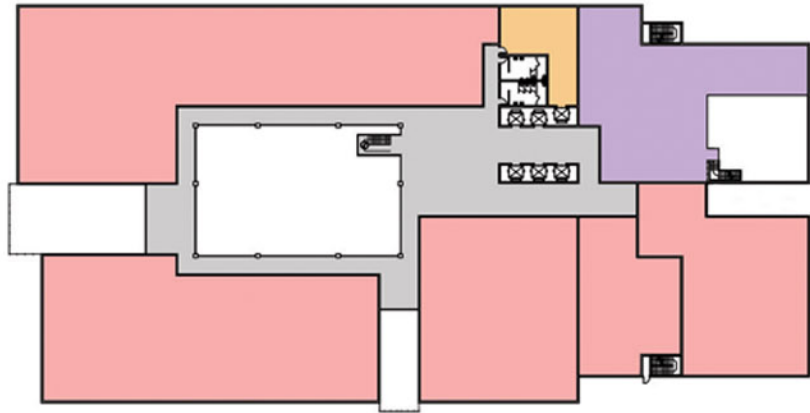


Ground Level

- | | | |
|------------|-----------------------|----------------|
| RETAIL | RESIDENTIAL | MECH / LOADING |
| RESTAURANT | CIRCULATION | |
| OFFICE | ROOF / TERRACE GARDEN | |



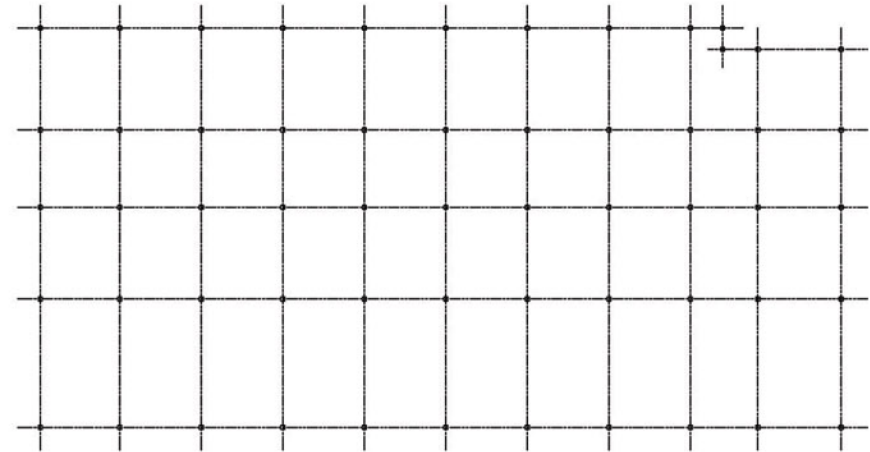
Retail Level Plans



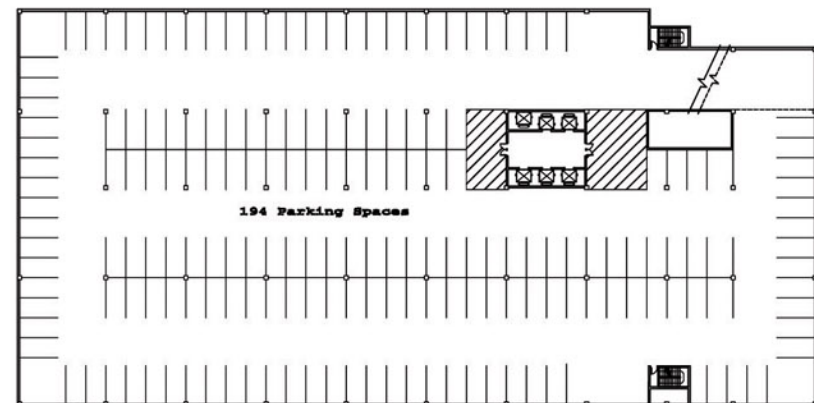
Second Level

The retail space along with the restaurant and eatery occupy a majority of the ground level, allowing for maximum opportunity for users to walk in off the street. The retail space also encompasses the ground and second levels of the interior along the atrium, making a connection from the atrium to the street level.

The two levels of sub-grade parking are accessible via east side of the building. The parking structure had a significant influence on the structural grid of the building since the building is above the parking garage.



Structural Grid



Sub-grade Parking Structure (2 levels)



URBAN VILLAGE

AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS

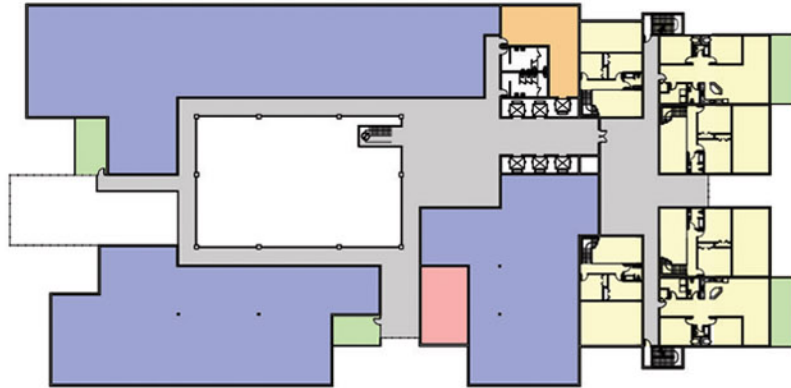


Third Level

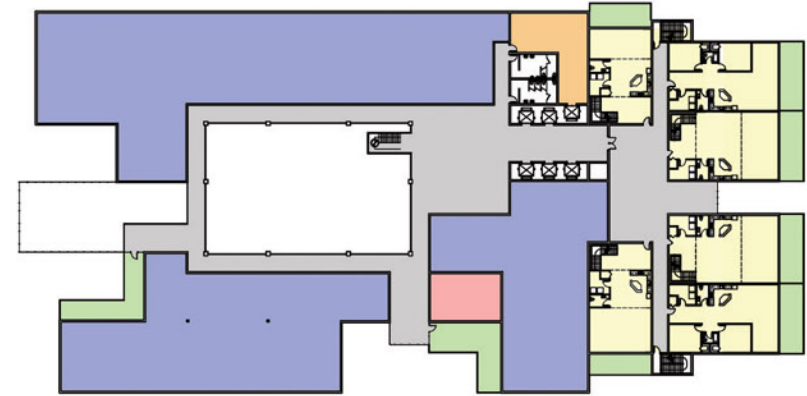
- | | | |
|------------|-----------------------|----------------|
| RETAIL | RESIDENTIAL | MECH / LOADING |
| RESTAURANT | CIRCULATION | |
| OFFICE | ROOF / TERRACE GARDEN | |



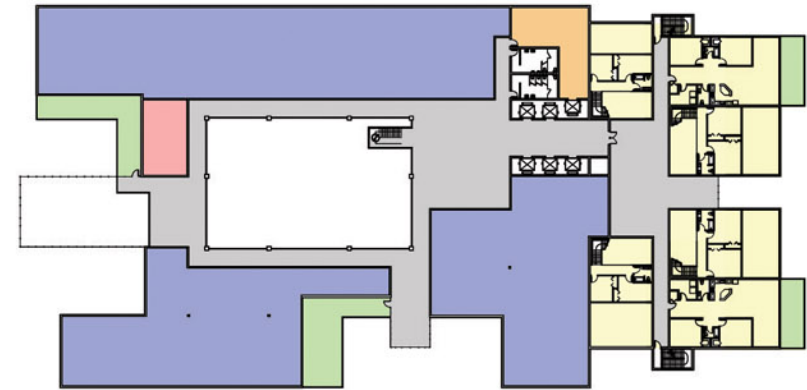
Office Level Plans



Fourth Level



Fifth Level



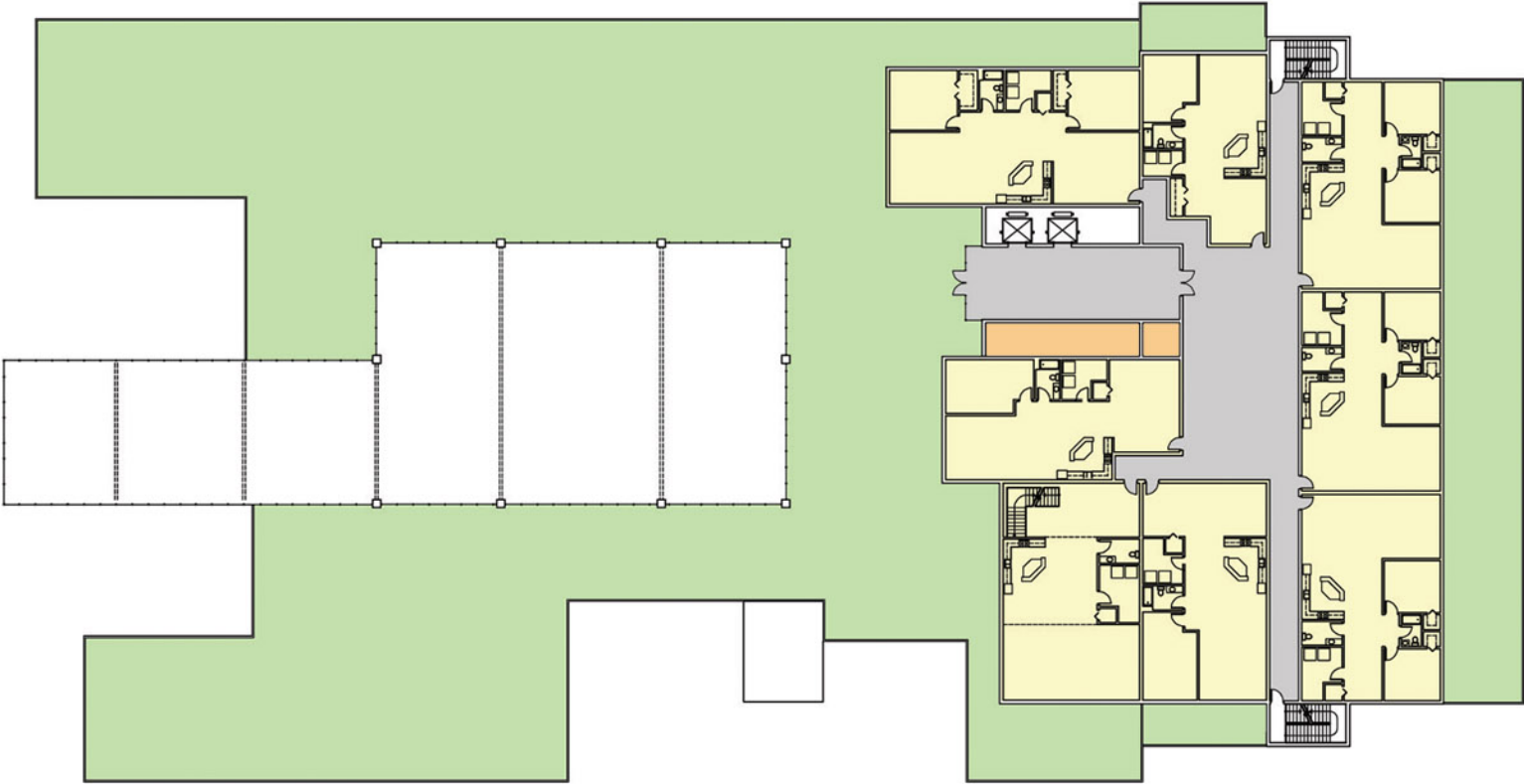
Sixth Level

Levels three through six house the office suites around the atrium and the residential units begin on the east side of the building. The atrium stretches from the far west side of the building and terminates in the center, providing a central circulation space for users as well as flooding the interior with natural light. Landscape terraces are placed at staggered intervals along the west and south facades around the office floors. Incorporated on these levels are small pockets of retail space located adjacent to the outdoor terraces. These spaces are prime opportunity to provide a ice cream or coffee shop for people to buy and enjoy on the exterior garden space. These garden areas help to soften the fell of the building, creating a more inviting space for its users as well as visitors.



URBAN VILLAGE

AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS



Seventh Level and Rooftop Garden

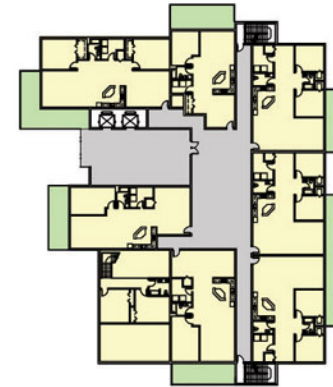
- | | | |
|------------|-----------------------|----------------|
| RETAIL | RESIDENTIAL | MECH / LOADING |
| RESTAURANT | CIRCULATION | |
| OFFICE | ROOF / TERRACE GARDEN | |



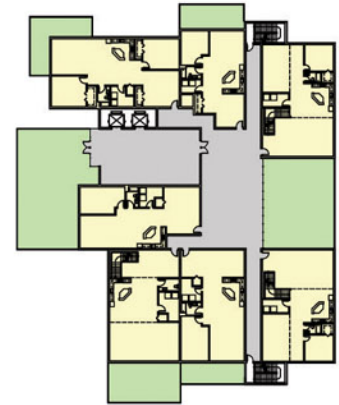
Residential Level Plans

URBAN VILLAGE

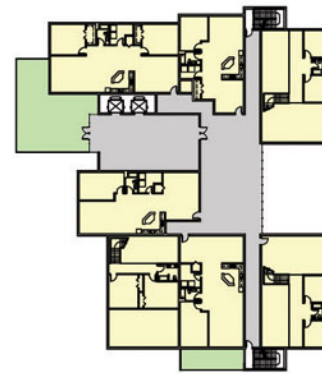
□ Above the office levels is a large rooftop garden that looks into the atrium space and becomes a community “front yard”, so to speak, giving residents and users a place off the street to enjoy the outdoors. The majority of the residential units are located on or above this level, separating the residences from the office and retail space. Each apartment has a terrace adjacent to it, giving residents private “green” space to accompany the larger public gardens. To promote a mix of people living in the urban village, there are a variety of apartment configurations including multi-level units in both two and three bedroom options.



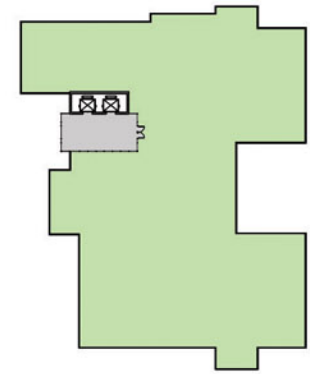
Eighth Level



Ninth Level



Tenth Level



Rooftop Garden



URBAN VILLAGE

AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS

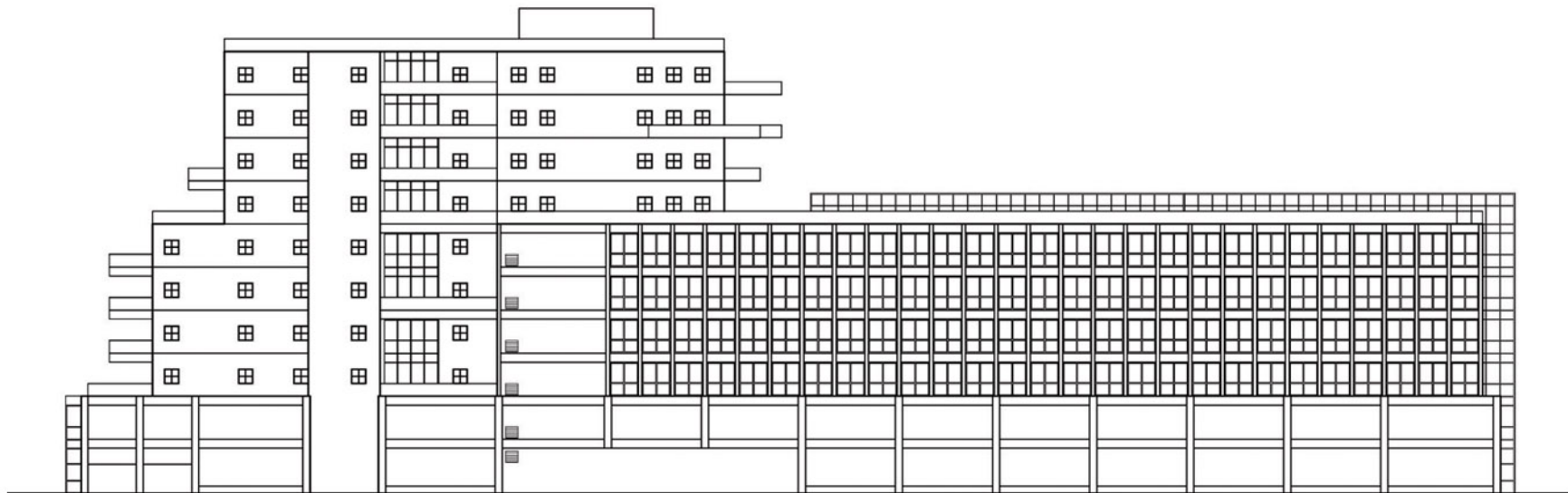


Vermont Street Elevation



Pennsylvania Street Elevation

Building Elevations



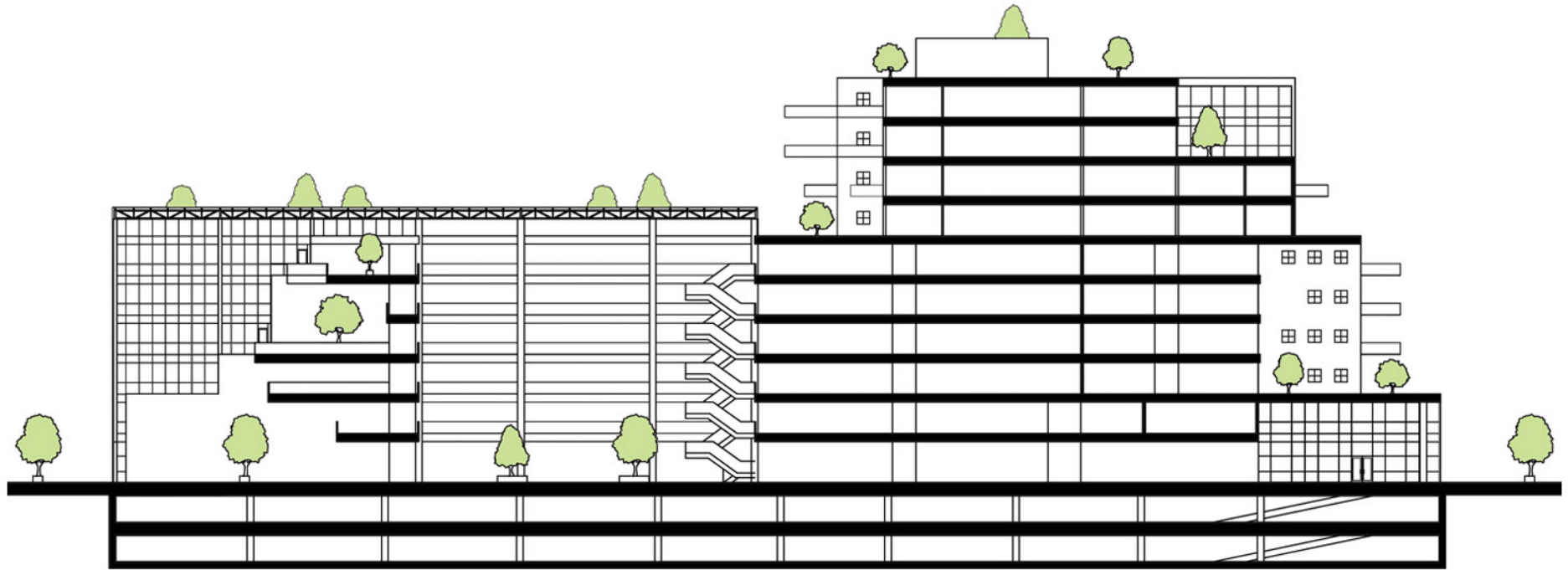
North Elevation



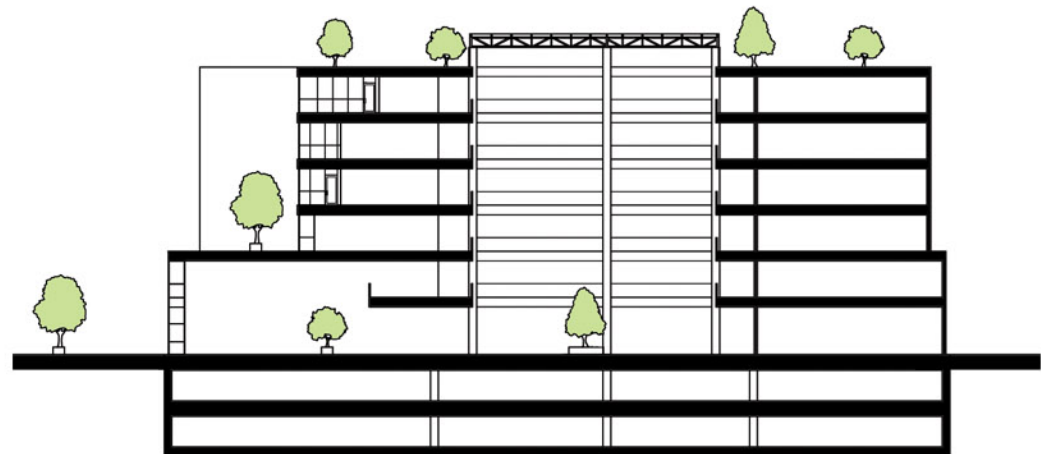
Delaware Street Elevation

URBAN VILLAGE

AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS



Longitudinal Section looking north



Cross Section looking west

Building Sections

URBAN VILLAGE



AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS

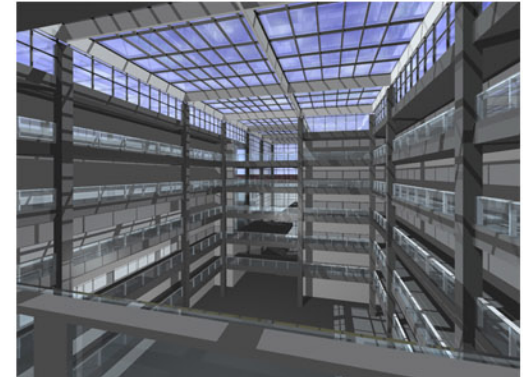
Rendering of the Urban Village looking east along Vermont Street.

URBAN VILLAGE

AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS



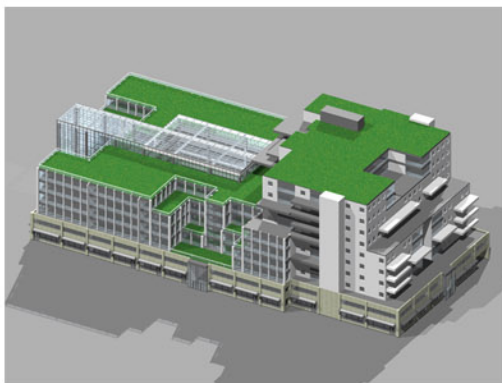
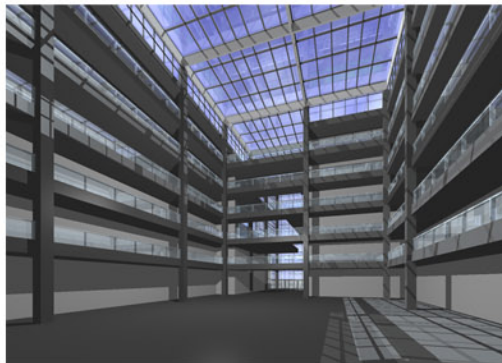
Rendering looking south along Pennsylvania Street downtown.



Renderings

URBAN VILLAGE

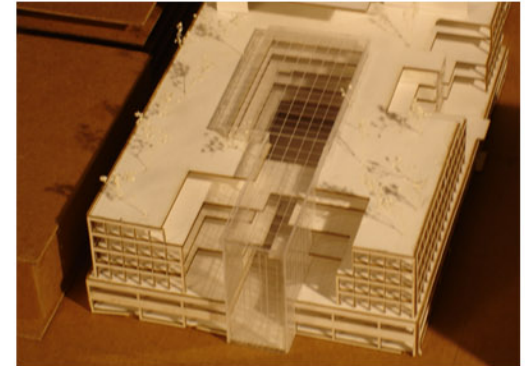
AN URBAN VILLAGE FOR DOWNTOWN INDIANAPOLIS



Rendering of Urban Village with World War Memorial in background.

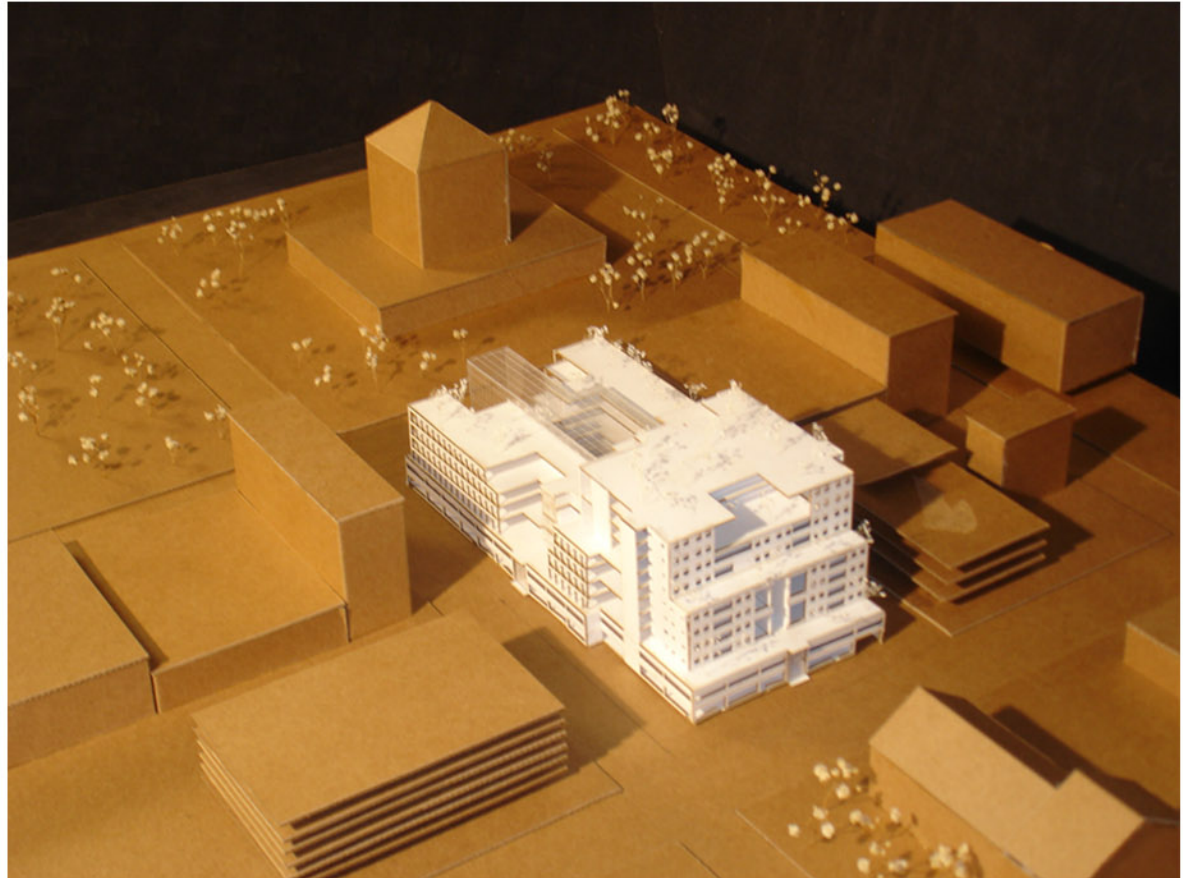
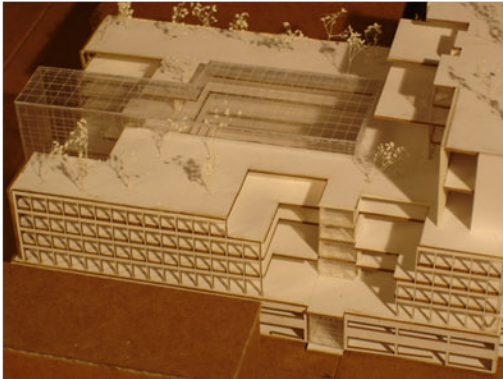
URBAN VILLAGE

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Model Photographs

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BIBLIOGRAPHY

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